Preserve

App. F IX-4

Previous References

192 .

(Sel)

File No. Sel 64-26

Serial Nos. 13, 42

Later References
Gen 61-26134 9250

General and Revenue Secretariat.

Serial Nos. two

Part B for

SUBJECT

Re the plan of drains for the Construction of Shops on the Sir Krishnarajendra Road, Bangalore City

---

d 1141-44 dy 11 July 1928

To

The Municipal Commissioner Bangalore City

The Chief Engineer

The Comptroller

The Consulting Architect

Ch all

Plan returned

WD 0.229—GPB—37 500—1 9
App F III—2]

General and Revenue Secretariat | Rl File No 64 of 1926

Serial No

13 Letter No 2 & 2 2-27 from the Rural Asst, Bangalore Asf.

Submits for approval a copy of the resolution of the Rural Council recommending that one of the ~~two~~ places of designs may be adopted for the Construction of Shops on the sides of the Hoskote Road and also requests ~~to~~ sanction to empower the Rural Council under Section 96 (1) of the Rural Reg to impose such conditions as to design or material or to the dimensions &c when granting licence to Council or ~~to~~ ~~to~~

It is reported that some Shop Sites on the Hoskote Road have been sold on the condition that the purchaser binds himself to Construct over the Site within one year from the date of the agreement, a shop according to the design to be approved by the Rural Asst

Since the Hoskote Road is a very important one, the Rural Council ~~wish~~ desire to have the Shops built on designs ~~which~~ which frontage is of fairly decent appearance and with this object ~~in~~ plans of designs with five tracings ~~for the approval of Govt~~ has been submitted for the approval of Govt

The Rural Council further want that they may be specially empowered to impose such conditions as to design or material or to the dimensions or the cubical contents

WD 0.229—GPB—37 500—1 J
App F III—2

General and Revenue Secretariat

Rl File No 26 64 (Part 2) of 1926

Serial No

of the rooms, as they think proper" under Section 96 (2) of the Rural Reg.

4 The adoption of the Type Design for the Construction [illegible] as may be approved recommended by the Rural Comm the Chief Engr and Mr G H Krumbiegel Architectural Expert to Govt may, if approved, be accorded

5 Whether special the necessary powers required by the Rural Council may be given to the City Rural Council under Section 96 (2) of the Rural Reg. is for orders

Powers are in the present case, sub of the Exec in emergency, may without authorisation now

6 The Bangalore City Rural Council have not till now been given such powers

Dy 11/2/27 (Chief Secy) 11/2

W 0581 Dy 14/2/27

7 Forwarded with compliments to Mr G H Krumbiegel consulting Architect for favour of opinion as to the most suitable design

Dy 14/2/27 Chief Secy

No 284 dated 14th Feb 1927

Returned with compliments and thanks. I am in question of selecting and adopting a single Type-design except for some minor [illegible] of the

WD 0 249—GPB—37 500—1 9 '
App F III—2]

General and Revenue Secretariat

File No 64 of 192 5

Serial No

a very monotonous effect
towns not possible
to vary grow up
towns will tend to adopt
architectural features
to the following are perhaps
more precise requirements
1) That the street be 20 ft.
with 1 2 or 3 roads may be taken
up for one building
2) The plinth height shall not
be 12'
3) The height to floor level
of superstructure by 13' for plants
not exceeding 4 for hospitals
4) all verandahs be 10'
5) all steps except the lowest
shall be within the verandah space
6) ~~each~~ after every 4 double
a space of 15' shall be left
for each to go to the back
11 all other details be left to
applicant, but all plans
must be approved by Municipal
Council
Any doors may be either single
or double doors provided the depth
not to be built to the
— — line enclosing a
room doors shall

PT

35306

Removal of [illegible] more
than suspected by the Engineers.

[illegible]
19 or 20.

Please furnish
2 typewritten copies of
this note
[illegible]
[illegible]
[illegible]

4

31

App F III—2]
General and Revenue Secretariat

L File No 64 of 1926

Serial No

to typed copies of the Rt Kaumbiegel's note unprepared and put up

13 If approved the suggestions of the Rt Kaumbiegel will be communicated to the Municipal Commr for adoption ~~along with the~~ while approving of the design.

26
21/4/27

14 Ch Secy

15 The remarks suggestions of the Kaumbiegel which are very practical may be communicated to the Municipal Council

16 As regards powers under section 96 (2) (j) the Municipal Regulation, a reply may be sent that it is under contemplation to revise the section so as to empower City Municipal Councils to exercise the power without any special authorisation by the Government, as municipalities fully may prescribe designs under the conditions subject to which the sites were sold

About the fl ace use of the location in the new Act or in the present Regn or in the bills now under preparation

Pr Please put up

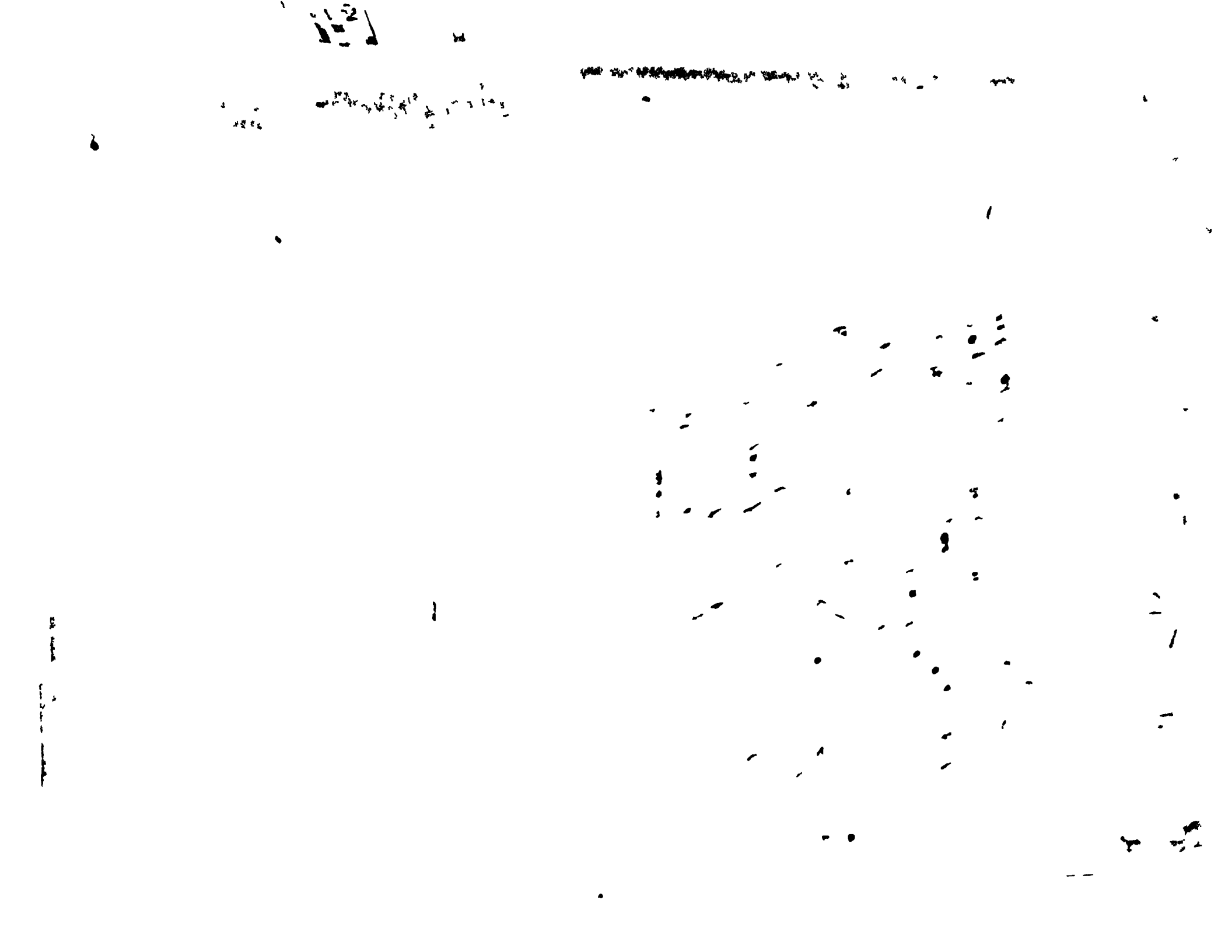
amended by Legl and it is for further and the views of Govt of Bombay Regr

3rd Member

26/4

17 CS

OFF
THIRD MEM
26 APR 1927
SECTION



5

2690d

App F III—2]
General and Revenue Secretariat

File No 64 of 1926

Serial No

[illegible] submitted for approval

[illegible]
5/4/27

AN'S OFFICE.
Received on
MAY 1927
No. 8541

DEWAN S OFFICE.
Received on
7 MAY 1927
No. 2580

To Ch Secy

~~[illegible]~~ for approval

Dewan)

3/5

To make submission to Dewan after return (Mr K's designs are simple & good, & Vance's is desirable)

5/5

15.5.27

Ref (temp appt - Please see my remarks on Mr K's designs and the Govt SS to [illegible] Mess Hall & Mr Bond for approval
& Mr Engrs designs not found)

NOTE—Contn sheet

GPS 000—30-3-27

WD 0.229—GPB —37 500—1 9 21
App F III—2]

General and Revenue Secretariat

File No 64 of 192 6

Serial No

0617

17/5/27

Forward with compliments to Secy P.W.D. & Chief Engineer for favour of attention regarding repairs on lines undertaken by M. Dewan Nawab Zaid & Sons.

17/5/27

Chief Secy

Archd.

17/5/27

3590d

[R. S III 2]

General and Revenue Secretariat

Mel File No 64 of 1926

Serial No

Re designs for shops on Hoskote Road

Returned with compliments together with two drawings prepared in this Office, one being a small scale drawing showing the designs for all the shops facing the road as they appear after all are complet and the second an eight-feet scale working drawing with full dimensions showing the structural parts The owners of the sites must be asked to build them in accordance with the general appearance as regards the end piers, the top parapet walls, the heights of the pillars and floors and also the depths of cornice and entablature as shown on the small scale drawing while with regard to the constructive details such as pillars and arches, the owners may be allowed the choice to select any one of the four alternatives A, B, C, and D shown on the eight-feet scale drawing They are also at liberty to combine any of the four arrangements of pillars or arches indicated on the first floor with any of those shown on the Ground Floor It is also necessary to add that instructions should be issued to all the owners that each should work in co-ordination with his neighbours in finishing up the cornices, string courses, parapet walls, pediments and gables so that the whole block may appear a continuous whole with a unified Architectural Composition

Chief Engineer

1927

16/6/27

1927

LW OFFICE
Received on
2 JUL 1927
Reg No 83

a plan obtained from the Municipal
can be obtained
up with the file
Reg
1927

1 3
1
8

App F III—2]

General and Revenue Secretariat — File No 64 of 1926

Serial No

29 Draft as Secd prepd

6/7/26

40 Chd Secy

41 Issue

42 Regarding last portion of the case ask Mr Setaramaiah to note & peruse

43 Issue draft sent to M/S

Go. No 141-443/II/7 27 to the Revl Comr, Bangalore City &c

Approves of the two drawings [illegible] with the suggestions of the Chief Engr and requests the Revl Comr to give effect to the above suggestions in respect of the Construction of Steps on the Hospital Road and States that, as regards carrying the Revl Comrs witnesses under Sec 96(2)(c)

NOTE—Contn. sheet

9

pp F III—2]

General and Revenue Secretariat | Old File No 69 of 192 C

Serial No

If the Govt Regd it is under Contemplation to recast the said Return so as to empower Govt on Council to exercise discretion without any special authorisation and that in the meantime the Govt Council may prescribe Regns under the Contention subject to which the Rules work

The Rules may be based on the Retrenchment necessary action with Ref. to para 42 supra

Contn sheet

4364

10

C G To No 2 of 24 2 27

CITY MUNICIPAL OFFICE

Encls 1 one copy of the said Bl Resolution Bangalore City Dated 2nd February 1927

2 One plan

3 one copy of the letter of the Spl Engr

From

T G O V I N D A R A O, Esq ,

MUNICIPAL COMMISSIONER CITY MUNICIPALITY

BANGALORE CITY

GEN & REV SECT Po 4 FEB 1927 C D SECTION

Md 64-26-13

N Rama Rao, Esq B A, B L,
Secretary to the Government of
His Highness the Maharaja of Mysore
Development Departments Bangalore

Sir,

I have the honor to state that some shop sites on the Hosakota Road have been sold and the purchasers are applying for license to construct buildings over the sites Since the road is a very important one it is the desire of the Municipal Council to have the shops built on designs showing frontage of fairly decent appearance The auction sales were effected subject to clause 2 in sale notification which runs as follows

Clause 2 -The purchaser shall within 30 days from the date of sale and before delivery of the site be required to execute an agreement on a one anna stamp paper binding himself to construct over the site within one year from the date of the agreement a shop according to the design to be approved by the Municipal Commissioner

2 Certain designs of shops which can be adopted in the construction of shops were prepared and placed before the Municipal Council in their meeting held on 18th January 1927 and were approved A copy of the resolution is herein enclosed for kind reference

3 I submit herewith the plan of designs with five facings and with a copy of the explanatory letter of the Special Engineer for approval by Government and empowering the Municipal Council under Section 96(2) to impose "Such conditions as to design or material or to the dimensions

when

when granting license to build on this road

The design which meets with the approval of Government may be kindly communicated for enforcing ~~the~~ one type plan building by be constructed in the locality

I have the honor to be

Sir,

Your most obedient servant,

Municipal Commissioner.

Forwarded with compliments

Honorary President

City Municipal Council Bangalore

YRL

Copy of letter No To 889 dated 1-12-1926 from the Special Engineer, City Improvement Works Bangalore City to the Municipal Commissioner City Municipal Council Bangalore City

---

"Since some sites on the Hosakota Road intended for shops have been sold and the purchasers are applying for licence to --- build I have the honor to submit for approval of the Municipal -- Council type designs of the shops that can be permitted as there is a clause in the sale notification that buildings should conform to plans approved by the Municipal Council

It will be seen from the few alternative designs given in the plan that individual site owners have been allowed sufficient latitude to design so as to suit their taste but they have only to conform to the general features of the designs as regards size of shops plinth level roof level of ground floor size of doors and windows etc, The only condition which might seem strinent but which the undersigned would insist on is that all the ground floor of shops should be roofed with terrace so as to admit of -- 1st floor being built

---

C O P Y

Municipal Commissioner

City Municipal Council Bangalore City

D N R

MRA

No 45

PROCEEDINGS OF AN ADJOURNED MEETING OF THE CITY MUNICIPAL COUNCIL, BANGALORE, HELD ON TUESDAY THE 18TH JANUARY 1927 AT 5 P.M IN THE - COUNCIL CHAMBER

Present: Mahomed Abbas Khan Esq. (Hon President)

COUNCILLORS

1. G.Muniyappa,Esq,
2. K.Bhadrappa,Esq,
3. S N M Razvi,Esq,
4. H.G.Sanjeeviah,Esq,
5. C.K.Hutchappa,Esq,
6. G.Paramasiviah,Esq,B.A.,LL.B ,
7. G.Siddaveerappa,Esq,
8. N.Gopalaswami Iyer,Esq,
9. S.N.Sitharama Rao,Esq,
10. C.Hayavadana Rao,Esq,B A ,B.L ,
11. S Venkatarangiengar,Esq,
12. M V.Kalyanpur,Esq,
13. M Royan,Esq,
14. P.Subbarama Chetty,Esq,
15. D.Venkataramaiya,Esq, B A L T
16. V.A.Krishnamurthi Mudaliar, Esq, B A ,
17. M.C Chicknanjundappa, Esq.

Absent.

1. Dharmaprakasa B V.Krishniengar,
2. W.H.Hanumanthappa, Esq,
3. Bolur Srinivasiengar,Esq,B.A ,B.L ,
4. B.Abdur Rahmen,Esq, B.A.,
5. H.L.Byanna,Esq,
6. G.B.Raghavendrachar,Esq, B.A.,
7. C.N.Narasinga Rao,Esq, B A.,B.L.,
8. M.Ramchandrarao Sindia, Esq,
9. Rev W.H.Thorp,B.A ,
10. P Murugesam Pillay, Esq,
11. B N Vijayadeva,Esq,M.A , Bar-at-Law.
12. P M Basappa, Esq,

X X X X

Subject No 7 - To approve of the type designs of shops to adopted for building shops on the sites in the Hosakota Road -- submitted by the Special Engineer with his Memo No 889 dated the 1st December 1926

Resolution - Resolved that the type designs of shops on the Hosakota Road be approved and submitted to Government for sanction under Section 96 cl (2) of the Municipal Regulation

Proposed by the President seconded by Mr C Hayavadana Rao and carried unanimously.

X X X X

Sd/ Mahomed Abbas Khan,
Honorary President

"C O P Y"

Municipal Commissioner,
City Municipal Council, Bangalore

D N R.

13 b1

13

S.W.T.O. No 3239
Encl one site plan

City Improvement Works, Bangalore,
Dated 25-5-1927

Sir Lakshminarasappa,

Reference - Your D O No 289 dated 20th May 1927, regarding Private Shops on Hosakota Road -

I herewith send a copy of the Site Plan of the shops, showing the South row of Hosakota Road It is only in the 1st of the front row, Special frontal designs are insisted on, not in the hind or 2nd row

The sites sold to private persons till now, are coloured in red on the South row of Hosakota Road

As this is 100 Feet road, the buildings are intended to have a first floor also

For the present one individual has one site, and one site of 40' x 60' is the unit, and sold as such If in the auction one individual purchases more than one site lying contiguously, then he will become owner of more than one site

There is no proposal at present, of sites being formed on the North side of Hosakota Road

Yours Sincerely

Special Engineer. 25/5/27

40

13 VL

U.O. note No.284 dated 19th April 1927, from Mr G.H. Krumbiegel, Consulting Architect to Government of Mysore, to the Chief Secretary to Government of Mysore

---

Returned with compliments

I do not think that it can be a question of selecting and adopting a single Type-design out of the four submitted If all shops were to be of the same design, the street would have a very monotonous effect It would not suit all people It would give no scope for the more well-to-do to adopt better architectural features.

The following are perhaps the ~~xxx~~ main provisions required.-

1. That the unit be 20' but either 1, 2 or 3 units may be taken up for one building.

2 The plinth hight be uniform at 1½ feet

3 The hight to floor-level of ~~supporting~~ upper storey by 13' ~~for~~ from plinth no definite height for upper story.

4 All varandahs be 10' deep

5 All steps except the lowest be within the verandah space

6 after every coming 4 double units a space at 15' tobe left for carts to go to the back

All other details be left to applicant, but all plans must be approved by Municipal Council.

The shops may be either single or double storeied and the depth need not be built to the full extent. I am enclosing a few more designs which may be laid out in the Municipal Office together with those proposed by the Executive Engineer.

1C

15

Proceedings of the Government of H H
the Maharaja of Mysore

R e a d -

Letter No C I 2/21-2-27 from the Municipal Commissioner, Bangalore City ~~stating that some shop sites on the Hoskote Road have been sold and the purchasers are applying for license to construct buildings over the sites, that in consideration of the importance of the road, Municipal Council desire to have the shops built on designs showing frontages of fairly decent appearance and that they have therefore effected auction sales subject to the marginally noted conditions and~~ submitting for approval a plan of designs for the frontages of the buildings on the Hoskote Road and ~~facings of with the~~ request that the Municipal Council may be empowered under Section 96 (2) of the Municipal Regulation to impose such conditions as to design or material or ~~to the~~ dimensions etc when granting license to build on this road

ause 2 - T e purchaser within 30 days from the e of Sale a d before delivery of the s e be required execute agreement on a anna st paper binding self to onstruct over the with one year from the of t e agreement a shop rdin to the desi to be e e Mun c l s ner"

2 U O Note No 284 dated the 19th April 1927 from Mr G H Krumbiegel consulting Architect ~~offering certain suggestions in regard to the construction of shops so as to adopt better architectural features~~

~~3. U.O Note~~ 1/PWD dated the 1st July 1927 from the Chief Engineer ~~forwarding~~ regarding the design ~~drawing prepared in his Office for the~~ construction of shops on the Hoskote Road.

ORDER NO L 1441-44/And 64-26-42

Dated, Bangalore, the 11th July 1927 Embossing

The Chief Engineer has forwarded two -- drawings prepared in his office for the ---

the designs of shops on the Hoskote Road the a small scale drawing showing the designs for all shops facing the road as they appear after all are completed and the ~~and is~~ open an eight feet scale working drawing with full dimensions showing the structural parts He suggests that the owners of sites should be asked to build --- strictly in accordance with the general appearance as regards the end ~~pillars~~ piers the top parapet walls the hights of the pillars and ~~storey~~ floors and also the depth of the cornice and ~~entablature~~ entablature as shown in the small scale drawing, while with regard to the constructive details such as -- pillars and arches the owners may be allowed the the choice to select any one of the 4 alternatives A B C & D shown on the eight feet scale drawing ~~and they~~ They ~~may~~ may also be at liberty to combine any of the four arrangements of -- pillars or arches indicated in the first floor with any of those shown on the ground floor and ~~that~~ instructions should be issued to all the owners that each should work in co-ordination with his neighbours in finishing up cornices string courses parapet walls -- pediments and gables so that the whole block may appear a continuous whole with a unified Architectural composition

2 The two drawings together with the above suggestions of the Chief Engineer are approved. The Municipal Commissioner is -- requested to give effect to the above suggestions in respect of the construction of shops on the Hoskote Road his suggestions

3 ~~As regards~~ Now proposal empower the Municipal Council under Section 96 (2) of the

the Municipal Regulation such conditions as to design or material or to dimensions etc when granting license to build on the Hoskote Road ~~I am to state that it~~ is under contemplation to revise the said Section so as to empower City Municipal Councils to exercise this power without any special authorisation In the meantime the Municipal Council may have designs under the conditions subject to which the sites were sold

DRAFT)

Chief Secretary to Govt

To

The Municipal Commissioner Bangalore City
THROUGH the President, City Ml Cl
Bangalore City
The Chief Engineer of Mysore
The Comptroller to the Government of Mysor
The Consulting Architect to the Govt of Mysore

K M R 1
6/7